

April 9, 2004

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404  
Seattle, Washington 98104  
Telephone (206) 296-4660  
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**REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division File No.  
**E03CT027**  
Proposed Ordinance No. **2004-0082**

Open Space Taxation (Public Benefit Rating System)  
Application of **Lynn McManus & Stephen Bender**  
9715 W. Snoqualmie Valley Road  
Carnation, WA 98014

Location of Property: 9715 West Snoqualmie Valley Road  
Carnation, Washington

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary:	Approve 15.62 acres for 20% of market value, subject to conditions
Department's Final:	Approve 15.62 acres for 20% of market value, subject to conditions
Examiner:	Approve 15.62 acres for 20% of market value, subject to conditions

**PRELIMINARY REPORT:**

The Department of Natural Resources & Parks, Water and Land Resources Division, report on item no. E03CT027 was received by the Examiner on March 24, 2004.

**PUBLIC HEARING:**

After reviewing the Department of Natural Resources & Parks, Water and Land Resources Division, report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on item no. E03CT027 was opened by the Hearing Examiner at 9:37 a.m., April 7, 2004, in the Hearing Examiner's conference room, 400 Yesler Way, Room 404, Seattle, Washington, and closed at 9:41 a.m.

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

**FINDINGS, CONCLUSIONS & RECOMMENDATION:** Having reviewed the record in this matter, the Examiner now makes and enters the following:

**FINDINGS:**

1. General Information:

Owner: See "SUBJECT" above

Location: See "SUBJECT" above

**Please note: The applicants initially applied to the Timberland program. During the site visit and subsequent conversation, a decision was made by Ms. McManus to withdraw the Timberland application and apply to the PBRs program.**

Priority Resources Recommended: **High Priority Resources**

Aquifer protection area

Surface water quality buffer area

Significant plant, wildlife or salmonid habitat area

Farm and agricultural conservation land

Forest stewardship land

Zoning: RA-10

Parcel #012506-9008

Total acreage: 16.57

Requested Timber: 6.00

Recommended PBRs: 15.62

Please note: Recommended acreage is dependent upon the receipt and implementation of an approved farm management plan. Without credit for the farm and agricultural conservation land category, approximately 10.75 acres would qualify for PBRs. Attachment 1 outlines in red the areas to be excluded.

STR: NW-NW-01-25-06

2. Except as modified herein, the facts set forth in the King County Department of Natural Resources & Parks, Water and Land Resources Division, Preliminary Report to the King County Hearing Examiner for the April 7, 2004, public hearing are found to be correct and are incorporated herein by this reference. Copies of the said report will be attached to the copies of this report submitted to the King County Council.

**CONCLUSIONS:**

1. As conditioned below, approval of current use valuation for 15.62 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, as amended, would be consistent with the purposes and intent of King County to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.
2. Timely application has been made to King County for the current use valuation of the subject property to begin in 2005. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources pursuant to the King County Public Benefit Rating System, which justify a total award of 25 points. As conditioned, the resulting current use value is 20% of market value for 15.62 acres of the subject property.
4. Credit for the Farm and Agricultural Conservation Land category is contingent upon submission by the King Conservation District of a Farm Management Plan for the subject property by December 31, 2004, and implementation of said plan. Failure to qualify for this category will result in a reduction of 5 award points and limitation of the enrollment area to 10.75 acres.
5. Credit for the Forest Stewardship Land category is contingent upon County forester approval by December 31, 2004, of the Applicants' Forest Stewardship Plan and implementation of said plan. Failure to qualify for this category will result in a reduction of 5 award points.
6. Failure to qualify for either the Farm and Agricultural Conservation Land or the Forest Stewardship Land category will result in a current use valuation of 30% of market value. Failure to qualify for both categories will change the valuation to 40% of market value.

**RECOMMENDATION:**

APPROVE the request for a maximum current use valuation of 20% of market value for 15.62 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the April 7, 2004, public hearing, and the following conditions of approval:

1. Submission of a Farm Management Plan as indicated in conclusion no. 4 above.
2. Approval of a Forest Management Plan as indicated in conclusion no. 5. above.

Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same may be amended from time to time, and all regulations and rules duly adopted to implement state law and county ordinances pertaining to current use valuation.

RECOMMENDED this 9th day of April, 2004.

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Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED this 9th day of April, 2004, to the following parties and interested persons:

Lynn McManus & Stephen Bender  
9715 W. Snoqualmie Valley Rd.  
Carnation, WA 98014

Susan Monroe, Department of Assessments  
Ted Sullivan, Dept. of Natural Resources & Parks  
Charlie Sundberg, Office of Cultural Resources  
Marilyn Cope, KCC – Committee Staff

**NOTICE OF RIGHT TO APPEAL  
AND ADDITIONAL ACTION REQUIRED**

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) ***on or before April 23, 2004***. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council ***on or before April 30, 2004***. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3<sup>rd</sup> Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

Action of the Council is final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within twenty-one (21) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES OF THE APRIL 7, 2004, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E03CT027:

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Ted Sullivan. No others participated in this hearing.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 *Not Submitted*
- Exhibit No. 2 *Not Submitted*
- Exhibit No. 3 *Not Submitted*
- Exhibit No. 4 PBRs Staff Report
- Exhibit No. 5 Affidavit of Publication
- Exhibit No. 6 Notice of hearing from the Hearing Examiner's Office
- Exhibit No. 7 Notice of hearing from the PBRs program
- Exhibit No. 8 Legal notice and introductory ordinance to County Council
- Exhibit No. 9 Application signed/notarized
- Exhibit No. 10 Letter to Applicant re: received application and approval schedule
- Exhibit No. 11 Assessor's map
- Exhibit No. 12 King County Assessor's database printout
- Exhibit No. 13 Arcview/orthophoto map
- Exhibit No. 14 Forest Stewardship Plan

SLS:ms  
E03CT027 2004-0082 RPT

Attachment

**This document is provided for information only. DO NOT complete and return. A completed copy will be furnished to the Applicant(s) by the Office of the Hearing Examiner after an application has been approved by the Metropolitan King County Council.**

## **OPEN SPACE TAXATION AGREEMENT**

Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Owner(s)  
Granting Authority  
Legal Description

Assessor's Property Tax Parcel or Account Number:

Department of Natural Resources & Parks File Number:

This agreement between \_\_\_\_\_ hereinafter called the "Owner", and  
\_\_\_\_\_ hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW.

And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

### **Open Space**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to **withdraw** classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.
7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
  - a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
  - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
  - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
  - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.

- e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
  - f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
  - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e).
  - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
  - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
  - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
  - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993.
  - l) The sale or transfer of land after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993 and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991.
  - m) The date of death shown on the death certificate is the date used.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification as provided in Chapter 84.34 RCW.
- This agreement shall be subject to the following conditions: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Granting Authority:

Dated \_\_\_\_\_

\_\_\_\_\_  
City or County

\_\_\_\_\_  
Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement (must be signed by all owners).

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Owner(s)

Date signed agreement received by Legislative Authority \_\_\_\_\_

To inquire about the availability of this notice in an alternative format for the visually impaired or in a language other than English, please call (360)753-3217. Teletype (TTY) users may call (800)451-7985.

REV 64 0022-2 (7/23/02)